



52 Maypole Green Road, Colchester, Essex, CO2 9QW

Asking Price: £325,000 Subject to Contract - Freehold

A three bedroom detached family home offering no onward chain benefitting from lounge/dining room, cloakroom and en suite shower room, garage and parking in this cul de sac position to the south of the city.

- Detached Family Home
- Three Bedrooms
- Lounge & Dining Room
- Ground Floor Cloakroom & En Suite to Master
- No Onward Chain
- Cul de Sac Position
- Garage & Parking
- Enclosed Rear Garden
- Conservatory
- Short Distance to City Centre



A three bedroom detached family home situated to the south of Colchester city centre offering no onward chain.

Double glazed entrance door leads to an entrance hall with stairs to the first floor and giving access to the ground floor cloakroom comprising hand basin and WC.

The lounge is located to the right and has double glazed window to the side, double glazed French doors and windows leading to the conservatory to the rear which is brick based and double glazed with doors leading to the rear garden.

The dining room is located to the left of the property and has useful understairs storage cupboard, double glazed French doors which lead to the rear garden and opens nicely to the kitchen which has a range of fitted units and work surfaces with cupboards and drawers under, cooker space with extractor fan over, space for fridge/freezer, one and a half bowl sink with mixer taps, plumbing for washing machine, two double glazed windows to the front and double glazed door leading to the rear.

On the first floor the landing gives access to all three bedrooms. Bedroom one featuring two double built in

wardrobes and doors which lead to the concealed en suite shower room comprising shower cubicle, hand basin and WC. Bedroom two is located to the front and bedroom three is located to the rear. The family bathroom comprises panelled bath with mixer taps and shower attachment, hand basin and WC, double glazed window to the front.

Outside

To the rear of the property there is an enclosed garden with timber summerhouse and gated side access, paved patio area with the remainder of the garden being laid to lawn. Personal door leads to garage with up and over door.

To the front of the property there is off road parking for comfortably two cars.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold.

EPC Rating - TBC

Ref - COL260201/PC

Directions

Please use postcode CO2 9QW for Satnav.



Consumer Protection Regulations 2008

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52 Maypole Green Road
Colchester
Essex, CO2 9QW



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾
1137 ft²
105.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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